

“The Most Photographed House in the South” - Built: 1856

Formerly: Routhland

DUNLEITH HISTORIC INN

84 Homochitto Street, Natchez,
Adams County, Mississippi 39120



Dunleith was designated as a National Historic Landmark, listed on the National Register of Historic Places and included in the Historic American Building Survey (HABS).

Peter W. Patout, Realtor
Historic House Specialist
Licensed in Louisiana and Mississippi
cell: (504) 481-4790

Winter 2019

www.PeterPatout.com

Talbot Historic Properties
605 Congress Street, New Orleans, LA 70117
office: (504) 415-9730

Property Information Packet

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INTRODUCTION

DISCLAIMER ABOUT PROPERTY INFORMATION PACKET

The information set forth in this packet is believed to be correct. However, the mortgagee/owner of this property and Talbot Historic Properties make no warranties or guarantees as to the accuracy of this information.

Buyers shall rely entirely on their own information, judgement and inspection of the property and records. This property is to be sold on an as-is, where-is basis, with all faults.

The purchase(s) agree that the mortgagee and agents make no warranties of any kind of any kind regarding the use, condition, or value of the property.

SALE OF REAL ESTATE

BRIEF HISTORY OVERVIEW

“Dunleith, a National Historic Landmark, was constructed after an 1855 fire destroyed an earlier house on the site. The imposing Greek Revival structure is the only surviving Mississippi example of an antebellum mansion completely encircled by [26 stucco-covered brick] Doric columns and double-tiered galleries, a form most frequently associated with Louisiana plantation houses along the Mississippi River . . .”¹

ADDRESS: 84 Homochitto Street, Natchez, Mississippi 39120
BUILT: 1856
STYLE: Greek Revival
BUILDER: John Crothers

INTERIOR

The interior of Dunleith features “a broad center hallway with original pine floors runs the depth of the house with two spacious rooms on each side. Centered on a rosewood English Regency table is an antique Sèvres urn with ormolu mounts and painted panels.”²

TOTAL SQFT: 32,487
MAIN HOUSE LIVING SQFT: 9,633
ALL LIVING SQFT: 20,000 +/- sqft
ROOMS: 23 in main house
BEDROOMS: 22 total (8 in main house)
BATHROOMS: 22 with Aquatic Hydrotherapy air baths
FIREPLACES: Marble and wood
KITCHENS: 4
CEILINGS: ap. ____' high
FLOORS: 2.5
ADD'L BUILDINGS: 5

EXTERIOR AMENITIES

In-ground Swimming Pool; Bocce Ball Court; Croquet Court

LAND

ACRES: 43.15 +-
See **ADDENDUM #3 – ZONING AND PARCELS** for a map of all the parcels.
Parcel 45-103A-**9** - 28.72 acres
Parcel 45-103A-**9.1** - 7.22 acres
Parcel 45-103A-**10** - .46 acres
Parcel 45-103A-**55** - 1.91 acres
Parcel 45-103A-**63** - .24 acres
Parcel 45-103A-**16** - 4.6 acres

VICINITY TO AIRPORTS

¹ Courtesy of “Plantation Homes of Louisiana and the Natchez Area”.

² Courtesy of “Historic Houses of the South”.

NATCHEZ-ADAMS COUNTY: 20 minutes to Hardy-Anders Field
BATON ROUGE: 1.5 hours to Baton Rouge Metropolitan Airport
ALEXANDRIA: 1 hour 40 minutes to Alexandria International Airport
JACKSON: 2 hours to Jackson–Evers International Airport
NEW ORLEANS: 2 hours 40 minutes to Louis Armstrong New Orleans
International Airport

REGION

AVG. ANNUAL HIGH: 76.5 degrees
ANG. ANNUAL LOW: 53.8 degrees
AVG. ANNUAL RAIN: 60.98 inches

INCLUSIONARY BUILDINGS & FURNISHINGS SUMMARY

In addition to the Main House, the sale of Dunleith Historic Inn includes, six buildings on the property dating back to the 1790s, the gourmet restaurant, contents of all buildings and garden elements, fine art and antiques, eight historic Dunleith carriages, historic Dunleith 19th-century bathroom fixture and non-antique furnishings and equipment, including full restaurant interior.

Excluded in the sale are the bronze statue of Jefferson Davis, the large, framed, early 19th-century plantation map and a large antique sugar kettle embossed “Leeds”.

COURTYARD WING/BRICK DEPENDENCY

Attached to the main building as a three-floor guest house, opens to the courtyard

Built: Early 1800s
Total sqft: 5,100
Bedroom: 11
Floors: 3 | Courtyard 100, 200 & 300

POULTRY HOUSE

Now the guest check-in

Built: c. 1800
Total sqft: 2,392

CARRIAGE HOUSE

Readapted to be the Castle Restaurant & Pub

Built: c. 1800
Total sqft: 6,381

DAIRY BARN

Readapted to be one of the guest houses

Built: c. 1800
Total sqft: 2,264
Bedrooms: 3

SHOP BUILDING/ GREENHOUSE AND GARDEN OUTBUILDING

Greenhouse and garden outbuilding

Built: c. 1800
Total sqft: 5,917

CARRIAGE BARN

xx

Built: c. 1800
Total sqft: 800

CONTEXT MAPPING

ADDRESS: 84 Homochitto Street, Natchez, Adams County, Mississippi 37290

Natchez, Mississippi is located along the Mississippi River and is the county seat and only city of Adams County.³ With a total population of 15,792, it passes Vidalia in Concordia Parish, Louisiana.⁴ Natchez was a prominent city in the antebellum years, a center of cotton planters and Mississippi River trade.⁵



Natchez in the 1850s. Courtesy of Henry Lewis.



Adams County and the City of Natchez, Mississippi. Wikimedia Commons.

³ Courtesy of the National Association of Counties.

⁴ Accessed from the 2010 census.

⁵ Information and map: Courtesy of “Natchez, Mississippi”. *Wikipedia: The Free Encyclopedia*.

PROPERTY MAPS





Peter W. Patout, Realtor
Historic House Specialist
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PHOTOGRAPHS

EXTERIOR



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DOUBLE-PARLOR





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MOVABLES & FURNISHINGS



One of many original hand-carved Carrara marble mantels





American Rococo Revival bookcase.

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Two of eight historic Dunleith carriages.



Two of several 19th-century Gasoliers.



American Rococo Revival Console, mid-19th century.



Classical Doorway. Design Likely Influenced by Asher Benjamin's Pattern Books.



Main house wing overlooking the courtyard



YARD



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NIGHTLIFE



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FEATURES ON THE GROUNDS



Original mid-19th century cast iron fence



The exceptionally rare 19th century greenhouse and garden outbuildings



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The Castle Restaurant & Pub, located in the 19th century Carriage House



Entrance to the Castle Restaurant & Pub



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Terraced lawn located to the rear of the Main House



Park-like lawn around Dunleith.



The Poultry House, readapted to be the guest check-in.

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The former Dairy Barn at Dunleith, now a 3-bedroom luxury guest house.



Guest check-in building, formerly the old 19th century Poultry House.



In-ground pool for guests, to the rear of old Carriage House.



Ancient Magnolia tree in the garden, planted in 1781.



Dunleith land.

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HISTORIC PHOTOGRAPHS



Ox team with a load of cotton seed



Agnes Carpenter in Mardi Gras dress



Subject Dunleith, near



Subject Carriage House of Dunleith

TIMELINE⁶

- 1857** Routhland II was built on the site of the original Routhland by Charles G. and Mary Routh Dahlgren.
- 1858** Mary Routh passes away in March of a weak heart and Charles sales house to Alfred Vidal Davis.
- 1859** Alfred and his wife Sarah move into the home and rename it Dunleith.
- 1861** Alfred and his wife leave on a steamboat bound for Richmond, Virginia.
- 1863** Alfred and Sarah return home. Union Soldiers are occupying the city.
- 1865** Sarah Davis passes away.
- 1866** Alfred sales Dunleith to Hiram M Baldwin of Natchez.
- 1868** Hiram passes away suddenly in home. Dunleith taken over by John R Stockton of Britton and Koontz Bank.
- 1886** Joseph Neibert Carpenter purchases Dunleith.
- 1925** Joseph Neibert Carpenter passes away leaving all property to his wife, Zipporah. Then, when Zipporah passed, it went to their son, Nathaniel Leslie.
- 1935** Nathaniel Leslie and wife Amelia apply to have Dunleith placed on National Register of Historic Places.
- 1886-1976** Dunleith remains in the Carpenter Family for five generations.
- 1976** William F. Heins purchases property and operates Dunleith as a Bed and Breakfast.
- 1999** Mr. and Mrs. Ed Worley, along with their son Michael, purchase Dunleith and make major renovations to the home. It continues as an Inn, along with The Castle Restaurant.
- 2011** Mr. Ed Worley's death.

⁶ Courtesy of Kimberly DeLorenze's "Dunleith in Natchez: Historical Research".

OWNERSHIP CHRONOLOGY

1834-1840 **Mary Routh Ellis and Thomas Percy Ellis** | They married in 1829



Courtesy of the Telfair Museum of Art, Savannah, Georgia.



Thomas Percy Ellis (1805-1839). Courtesy of the Telfair Museum of Art in Savannah, Georgia.

1840-1859 **Charles G. Dahlgren and the widow Mary Routh Ellis** / They married in 1840



*Charles Dahlgren (1811-1888).
Courtesy of Tennessee State Museum,
Tennessee Historical Collection in Nashville, Tennessee.*



1855 Routhland Mansion destroyed by fire
1856-1857 Present **Dunleith** Mansion built

1859-1866 Alfred Vidal Davis (1826-1899) & Sarah Surgent Davis (1835-1865) | They married in 1855 and renamed the mansion Dunleith.

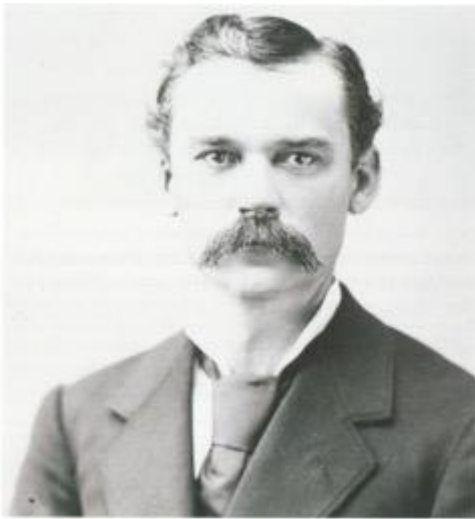


Alfred Vidal Davis(1826-1899). Collection of Kathie Blankenstein in Natchez, Mississippi.



Sarah Surgent Davis(1835-1865). Collection of Kathie Blankenstein in Natchez, Mississippi.

1866-1976 Joseph Neibert Carpenter & Zipporah Russell Carpenter and four generations



Joseph Neibert Carpenter, The Thomas H. and Joan Gandy Photography Collection in Natchez, Mississippi.



Zipporah Russell Carpenter, The Thomas H. and Joan Gandy Photography Collection in Natchez, Mississippi.

1976-1999 William Heins III
1999-present Current Owners

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HISTORY

“Some of the following historic background information was taken from the nomination papers for the National Register of Historic Places.

The appraised manor house was constructed around 1856. Natchez itself was first settled in 1716 when Fort Rosalie was built by the French. French control was supplanted by the British in 1763 and then by Spanish control in 1779. Natchez became part of the United States in 1798 and was until 1803 the southwestern most post of the American government. To improve communication and access, a series of old Indian paths was formed into a post road between Nashville and Natchez, a road which exists today as a scenic route administered by the U.S. Park Service. Plans are currently underway for the proposed completion of the Natchez Trace to the Mississippi River. Dunleith is located adjacent to the proposed completion path of this historic road.

Natchez is strategically located on the Mississippi River. The town evolved at the river landing, now known as Natchez-Under-The-Hill, and on the bluffs above. The countryside surrounding the town is gently rolling and scenic. The town had become a major cotton market and a cultural center by the time of the Civil War. The wealthy planters who lived in Natchez prior to the Civil War built magnificent homes on large estates that combined the elegance of living in town with the scenic beauty of living in the country. After the Civil War, the economy of Natchez declined.

Natchez was the first community to offer a tour of historic homes to the public. The tour, the Pilgrimage, started in 1932 and has been enormously successful. The idea was copied early on by Charleston, South Carolina, where it has also been very successful.

Dunleith was built around 1856. It occupies the site of an earlier house, Routhland, which was built probably in the late eighteenth century by Job Routh. One of the largest landowners and planters in the Natchez district, Routh was the son of Jeremiah Routh, a Welsh immigrant who in 1775 was one of the first English-speaking settlers to obtain a land grant in the area. The wife of Job Routh was Anne Miller, sister of Christopher Miller, who served as secretary to the Spanish governor in Natchez, Don Manuel Gayoso de Lemos. In 1797, after refusing to cooperate with the United States surveyor, Andrew Ellicot, in locating the boundary line between American and Spanish territory, Governor Gayoso proceeded to strengthen Fort Panmure, of which he was commandant. In retaliation, Lieutenant John McCleary stationed troops on the grounds of Routhland and raised the American flag. The encampment was shelled by the guns of Fort Panmure, prior to the Spanish evacuation in 1798. In later years, cannon balls were plowed up in the fields of Routhland.

The original house was a one-story structure, which Job Routh subsequently increased to two stories with columns and upper galleries on two sides. In 1837, “the large house, outhouses, and other buildings owned and occupied by the late Job Routh in his lifetime as a family residence, together with fifteen acres of land on which the house and other buildings are situated”, passed to Mary M. Routh Ellis, daughter of Job Routh and wife of Thomas G.P.

Ellis. The Ellis' were the parents of the writer Sarah Anne Ellis Dorsey (1829-1879), who subsequently bequeathed her Gulf Coast estate Beauvoir to Jefferson Davis. Mary Routh Ellis' second husband was Charles G. Dahlgren, brigadier general in the army of Mississippi, a member of General Leonidas Polk's staff, and bitter opponent of the war policies of Davis. General Dahlgren was the son of Bernard Ulric Dahlgren, Swedish consul at Philadelphia. His brother was John Adolphus Bernard Dahlgren (1809-1870), the father of American naval ordnance.

On August 17, 1855, according to General Dahlgren, Routhland "... was struck by lightning and destroyed, in consequence of my wife desiring terra cotta chimney tops placed, which were elevated above the surrounding china trees, and so affording an object for the electric fluid. I rebuilt the house after a plan by Mr. A. J. Downing, carried out by Mr. Crothers, one of the best and ablest mechanics, will long remain as evidence of his skill and fidelity, for no more substantial house was ever erected..."⁷

⁷ *The Daily Democrat* (Natchez), January 24, 1886, page 1, column 6

FILMED AT DUNLEITH

1957 | Film: “Raintree County”

Partially filmed at Dunleith

1974 | Film: “Tom Sawyer and Huck Finn”

Columbia Pictures

1998 | TV Show: “Promised Land”

CBS television

2013 | Film: “Get On Up”

Natchez and Jackson locations were used for the filming of this film, even though none of movie takes place in Mississippi.⁸ The film is director by Mississippi native Tate Taylor, and used Mississippi’s Movie Tax incentive program.



⁸ Courtesy of Sherry Lucas, The Clarion-Ledger.

ADAMS COUNTY PROPERTY ASSESSMENT



Adams County GIS INTERNET REPORT



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Assessment Information

PARCEL NUMBER: 45-103A-9

PIN NUMBER: 6783



Legal Information

RES & GROUNDS DUNLEITH 45-103A-9 45-103A-55 45-103A-63

Owner Information

Owner:	DUNLEITH PLANTATION LLC
Mailing Address:	P O BOX 249 HAMMOND LA 70404
Property Address:	84 HOMOCHITTO ST

Other Information

Tax District:	1100	Deed Book:	21N
Total Acres:	0.00	Deed Page:	524

LAND INFORMATION

TYPE	ACTUAL ACRES	LOT FRONT	LOT DEPTH	LAND USE CODE	LOT SIZE
	0.00	1.00	0	1110	

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GIS INTERNET REPORT



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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$2.50
Adjusted Rate:	\$2.50
1st Floor SQFT:	1500
Adjusted SQFT:	1500
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	POOL APRN
Structure Code:	100
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	2000
Condition:	95%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$21.90
Adjusted Rate:	\$21.90
1st Floor SQFT:	1050
Adjusted SQFT:	1050
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	POOL RES VINYL-CONC-GUNITE
Structure Code:	011
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	2000
Condition:	95%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$3.00
Adjusted Rate:	\$3.00
1st Floor SQFT:	2250
Adjusted SQFT:	2250
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	PATIO (BRICK)
Structure Code:	242
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	1990
Condition:	80%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$2.08
Adjusted Rate:	\$2.08
1st Floor SQFT:	3996
Adjusted SQFT:	3996
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	PATIO
Structure Code:	008
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	2000
Condition:	95%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$8.50
Adjusted Rate:	\$8.50
1st Floor SQFT:	6014
Adjusted SQFT:	6079
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	B34
Structure Code:	B34
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	0
Condition:	98%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$5.72
Adjusted Rate:	\$5.72
1st Floor SQFT:	252
Adjusted SQFT:	252
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	UTILITY
Structure Code:	A06
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	0
Condition:	30%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$29.39
Adjusted Rate:	\$17.34
1st Floor SQFT:	800
Adjusted SQFT:	800
2nd Floor SQFT:	0
Total Units:	59
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	SINGLE RESIDENCE
Structure Code:	001
Foundation:	01
Floor:	CONC ON GRADE
Exterior Wall:	WOOD/SHEETING BRK VENEER
Interior Wall:	UNFINISHED
Roof Type:	GABLE
Roof Material:	SHINGLE ASPHALT
Electrical:	AVG
Plumbing:	AVG
Central Heat/Air:	
Fireplace:	
Year Built:	0
Condition:	50%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$26.05
Adjusted Rate:	\$27.09
1st Floor SQFT:	3326
Adjusted SQFT:	5293
2nd Floor SQFT:	0
Total Units:	104
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	RESTAURANT
Structure Code:	043
Foundation:	05
Floor:	CARPET/UNDERLAY
Exterior Wall:	METAL
Interior Wall:	DRYWALL
Roof Type:	BAR JOICE/WDDECK
Roof Material:	BU/TAR/GRAVEL
Electrical:	MAX
Plumbing:	AVG
Central Heat/Air:	HEAT PUMP
Fireplace:	
Year Built:	1880
Condition:	50%
Stories:	.0

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BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$27.46
Adjusted Rate:	\$29.11
1st Floor SQFT:	1132
Adjusted SQFT:	1698
2nd Floor SQFT:	566
Total Units:	106
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	SINGLE RESIDENCE
Structure Code:	001
Foundation:	03
Floor:	DOUBLE PINE
Exterior Wall:	BRK VENEER
Interior Wall:	DRYWALL
Roof Type:	GABLE
Roof Material:	SHINGLE ASPHALT
Electrical:	AVG
Plumbing:	AVG
Central Heat/Air:	HEAT PUMP
Fireplace:	
Year Built:	1850
Condition:	58%
Stories:	1.0

Adams County, Mississippi Disclaimer

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Adams County

GIS INTERNET REPORT



Page 11 of 14

BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$27.46
Adjusted Rate:	\$26.91
1st Floor SQFT:	1196
Adjusted SQFT:	2153
2nd Floor SQFT:	957
Total Units:	98
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	STORE OFFICE
Structure Code:	029
Foundation:	03
Floor:	DOUBLE PINE
Exterior Wall:	OTHER FOUNDATION
Interior Wall:	PAINTED
Roof Type:	HIP
Roof Material:	ENAMEL METAL
Electrical:	AVG
Plumbing:	AVG
Central Heat/Air:	HEAT PUMP
Fireplace:	
Year Built:	1850
Condition:	50%
Stories:	2.0

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Adams County

GIS INTERNET REPORT



Page 12 of 14

BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$26.84
Adjusted Rate:	\$64.95
1st Floor SQFT:	1750
Adjusted SQFT:	4700
2nd Floor SQFT:	1400
Total Units:	242
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	SINGLE RESIDENCE
Structure Code:	001
Foundation:	03
Floor:	DOUBLE PINE
Exterior Wall:	BRK VENEER
Interior Wall:	PLASTER & FURR
Roof Type:	HIP
Roof Material:	ENAMEL METAL
Electrical:	AVG
Plumbing:	GOOD
Central Heat/Air:	HEAT PUMP
Fireplace:	
Year Built:	1847
Condition:	70%
Stories:	2.0

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Adams County

GIS INTERNET REPORT



Page 13 of 14

BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$26.05
Adjusted Rate:	\$97.69
1st Floor SQFT:	3882
Adjusted SQFT:	8087
2nd Floor SQFT:	2718
Total Units:	375
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	SINGLE RESIDENCE
Structure Code:	001
Foundation:	03
Floor:	DOUBLE PINE
Exterior Wall:	BRICK STUCCO
Interior Wall:	PLASTER & FURR
Roof Type:	HIP
Roof Material:	SLATE
Electrical:	MAX
Plumbing:	GOOD
Central Heat/Air:	EFHA AC
Fireplace:	
Year Built:	1847
Condition:	70%
Stories:	.0

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Adams County

GIS INTERNET REPORT



Page 14 of 14

BUILDING COMPONENT INFORMATION

Parcel Number: 45-103A-9

Pin Number: 6783

GENERAL INFORMATION

Basic Rate:	\$14.34
Adjusted Rate:	\$14.34
1st Floor SQFT:	64
Adjusted SQFT:	64
2nd Floor SQFT:	0
Total Units:	0
Number of Rooms:	0
Number of Bedrooms:	0
Exempt Code:	.00

STRUCTURE INFORMATION

Structure:	GAR-WOOD OR CB NO FLR
Structure Code:	103
Foundation:	00
Floor:	
Exterior Wall:	
Interior Wall:	
Roof Type:	
Roof Material:	
Electrical:	
Plumbing:	
Central Heat/Air:	
Fireplace:	
Year Built:	2000
Condition:	95%
Stories:	.0

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Rear Acreage



Adams County

GIS INTERNET REPORT

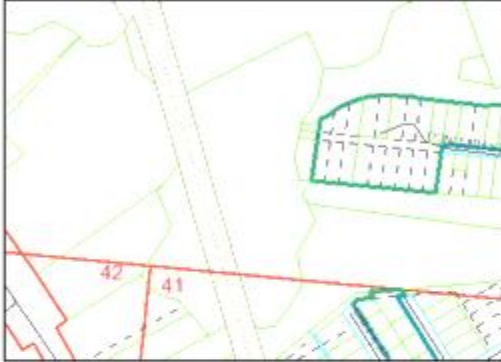


Page 1 of 2

Assessment Information

PARCEL NUMBER: 45-103A-9.1

PIN NUMBER: 17319



Legal Information

PT OF DUNLEITH 45-103A-9.1

Owner Information

Owner:	DUNLEITH PLANTATION LLC
Mailing Address:	P O BOX 249 HAMMOND LA 70404
Property Address:	84 HOMOCHITTO ST

Other Information

Tax District:	1100	Deed Book:	21N
Total Acres:	7.40	Deed Page:	524

LAND INFORMATION

TYPE	ACTUAL ACRES	LOT FRONT	LOT DEPTH	LAND USE CODE	LOT SIZE
2	7.40	.00	0	9110	

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Homochitto and Winchester Acreage



Adams County

GIS INTERNET REPORT

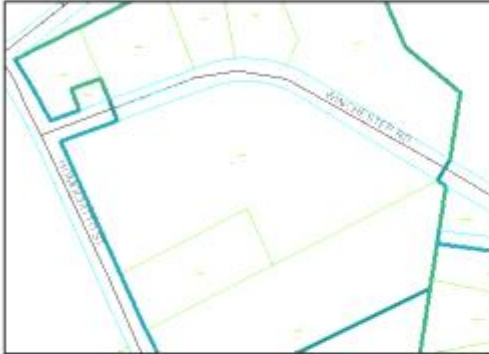


Page 1 of 2

Assessment Information

PARCEL NUMBER: 45-103A-16

PIN NUMBER: 3518



Legal Information

V L#5 WILLIAMS LOTS 45-103A-16

Owner Information

Owner:	WORLEY MICHAEL A & EDWARD A
Mailing Address:	P O BOX 249 HAMMOND LA 70404
Property Address:	0 HOMOCHITTO ST

Other Information

Tax District:	1100	Deed Book:	21S
Total Acres:	0.00	Deed Page:	728

LAND INFORMATION

TYPE	ACTUAL ACRES	LOT FRONT	LOT DEPTH	LAND USE CODE	LOT SIZE
	0.00	1.00	0	9110	321 X 310 IRR

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Homochitto and Arlington Acreage



Adams County

GIS INTERNET REPORT



Page 1 of 2

Assessment Information

PARCEL NUMBER: 45-103A-10

PIN NUMBER: 6786



Legal Information

L PT L#1 WILLIAMS LOTS 45-103A-9

Owner Information

Owner:	DUNLEITH PLANTATION LLC
Mailing Address:	P O BOX 249 HAMMOND LA 70404
Property Address:	101 HOMOCHITTO ST

Other Information

Tax District:	1100	Deed Book:	21P
Total Acres:	0.00	Deed Page:	167

LAND INFORMATION

TYPE	ACTUAL ACRES	LOT FRONT	LOT DEPTH	LAND USE CODE	LOT SIZE
	0.00	1.00	0	9110	99.9 X 296.8 IRR

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HISTORIC AMERICAN BUILDING SURVEY (HABS) (1936)

Dunleith, Carpenter Home
Natchez, Miss.

H.A.B.S.No. Miss-2

H.A.B.S.
MISS.
1-NATCH,
8-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
DISTRICT OF MISSISSIPPI

Historic American Buildings Survey
A. Hays Town, District Officer
713 Standard Life Building
Jackson, Miss.

H.A.B.S. No. Miss. 2

Page 1
HABS
MISS.

NATCH

8.

DUNLEITH (RESIDENCE)
Natchez, Adams County, Mississippi

Owner (Or Custodian)

Mr. Joseph N. Carpenter

Date of Erection

1847

Architect

Builder

General Chas. Dahlgreen

Present Condition

Good

Number of Stories

Two

Materials of Construction

<u>Foundation</u>	Brick
<u>Floors</u>	Wood
<u>Exterior Walls</u>	Brick and Frame
<u>Interior Walls</u>	Wood and plaster
<u>Roof</u>	Southern clay tile

Other Existing Records

Additional Data

This home is one of the most beautiful examples of southern colonial architecture and is one of the earliest mansions built in this area. The columns that completely surround the exterior are brick stuccoed. The brick used in this building were hand made by slaves on the premises. As this home has been occupied continuously it has been well preserved.

CMC 7/25/53



General View- Main Entrance (north elevation). April 15, 1936.
Photos by James Butters.



General View of Rear (southeast elevation)



Detail of Staircase (center hall)



Interior of Living Room

NATIONAL REGISTER OF HISTORIC PLACES (1972)

Form 10-300 (July 1969) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY – NOMINATION FORM**

(Type all entries – complete applicable sections)

STATE: Mississippi
COUNTY: Adams
FOR NPS USE ONLY
ENTRY NUMBER: 14 SEP 1972 DATE

1. NAME
COMMON: Dunleith
AND/OR HISTORIC: Routhlands

2. LOCATION
STREET AND NUMBER: 84 Homochitto Street
CITY OR TOWN: Natchez
STATE: Mississippi CODE: 39120 COUNTY: Adams CODE: 001

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)
--	--	--	---


4. OWNER OF PROPERTY
OWNER'S NAME: Mr. and Mrs. Nathaniel Leslie Carpenter
STREET AND NUMBER: 84 Homochitto Street
CITY OR TOWN: Natchez STATE: Mississippi CODE: 39120

5. LOCATION OF LEGAL DESCRIPTION
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Office of the Chancery Clerk, Adams County Courthouse
STREET AND NUMBER: Market Street
CITY OR TOWN: Natchez STATE: Mississippi CODE: 39120

6. REPRESENTATION IN EXISTING SURVEYS
TITLE OF SURVEY: Historic American Buildings Survey
DATE OF SURVEY: 1936 ☒ Federal ☐ State ☐ County ☐ Local
DEPOSITORY FOR SURVEY RECORDS: Division of Prints and Photographs
STREET AND NUMBER: Library of Congress
CITY OR TOWN: Washington STATE: District of Columbia CODE: 08

SEE INSTRUCTIONS

FOR NPS USE ONLY
ENTRY NUMBER: 14 SEP 1972 DATE


	7. DESCRIPTION		(Check One)			
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE						
<p>Dunleith, a 5-bay, 2-story residence with full attic and original cellar beneath the dining room, faces east on its 39.8-acre site within the city limits of Natchez. The exterior walls and the 2-story columns are plastered brick painted white. Ornamental iron balustrades of different patterns but similar proportions enclose the galleries of the first and second floors, and the design of the entrances centered on each level of the facade is identical. Side lights, transom, double pairs of pilasters, and fully expressed entablature framing a single-leaf opening produce a large-scale treatment in keeping with the monumentality of the house. / There is a degree of enrichment in the use of panels with carved borders on the door and pilaster shafts and underneath the side lights. The first and second-floor rear entrances are like those on the facade but lack the carved panels. Floor-length double-hung windows are 6 over 9 and have 3-part green wooden shutters. The upper surfaces of their decorative lintels extend inward in a rising curve from square endblocks and join center blocks which simulate keystones. Tuscan columns surround the house in a colonnade which supports an architrave with paneled soffit, a plain frieze, and a projecting cornice heavily bracketed. The peaked gray slate roof features six dormers: two on the front slope, two on the rear, and one on each side slope, all with classical framing and double-hung 6 over 6 sashes. A rectangular cupola with square corner columns joined by a balustrade was removed by a previous owner.</p> <p>/ The original plan of both residential floors of Dunleith was a continuation of the symmetry which characterizes the exterior, with wide central hallways flanked by two rooms on each side. / Baths and closets were subsequently added to each of the four bedrooms on the second floor, utilizing former gallery space, and a breakfast room was similarly built in at the northwest corner of the first floor. West of the breakfast room are the butler's pantry and the kitchen, which project beyond the rectangle of the main block, and the dining room and the library are east of the breakfast room, completing the north side of the first floor. Across the hall on the south are the living room and the drawing room, which can be thrown <u>en suite</u> by opening sliding wooden doors and which share certain decorative detail. Mantelpieces are white Carrara marble richly carved in triple engaged columns at the sides; an arch of incised cable molding around the fireplace opening and triangular panels in the spandrels above it; and a floral cartouche centered beneath the curved mantel shelf. Narrow panels are set within the reveals of the floor-length windows, the lower sashes of which can be raised to a height of six feet to provide access to the gallery. Plaster ceiling medallions are composed of acanthus leaves and lotus blossoms. In the library and dining room are identical medallions in a design of alternating acanthus leaves and a</p>						

SEE INSTRUCTIONS

Form 10-300a
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Mississippi
COUNTY	Adams
FOR NPS USE ONLY	
ENTRY NUMBER	14 SEP 1972



(Number all entries)

7.
single flower on a leafed stem. The library mantelpiece is gray veined beige marble, probably Florentine, and that in the dining room is red Verona marble (actually salmon pink in color); both are carved similarly to those in the living room and the drawing room.

The central hallway features the 5 to 7-inch pine floor boards, 15-foot ceiling, and prominent cornice seen throughout the house and like the dining room has a 6-inch wide chair rail. Molded framings of the entrances to the four adjoining rooms and to the front and rear galleries are highlighted by hooded cornices which form the overdoors. The two medallions in the hallway ceiling repeat the acanthus/flower motif, in this instance sprays of roses. The trim of the stairwell opening, installed ca. 1944, consists of paneled pilasters from which springs an arch centered with a keystone. The half-turn staircase with landing has a rounded handrail supported by turned newels and balusters placed two to a tread, and a molded stringer running beneath carved step ends. A half handrail and stringer ramp along the opposite wall in continuation of the chair rail and baseboard in the hall below, merging again with these features on the second floor. The rooms there are finished in a unifying repetition of decorative elements such as ceiling medallions composed of multiple torus moldings; mantelpieces of carved black or white marble; and door and window lintels which project laterally in "ears" or crossettes. Hinged side lights at the front and rear gallery entrances and louvered hall doors for the bedrooms provide increased circulation of air. There are four rooms, each with fireplace, in the attic story; originally they served as bedrooms and are now utilized for storage. The furnishings at Dunleith are chiefly English pieces of the late eighteenth century and the first half of the nineteenth century.

The main house is joined on its rear elevation to a 3-story, 18-room service wing of white-painted brick. From the ridge line of the tile roof rise three tall rectangular chimneys with molded caps. Galleries of the second and third floors are supported by square wooden columns which are based on brick piers at ground level. Doorways have floor-length louvered shutters and derive individuality from a variety of paneled patterns which adorn their jambs and soffits. On the interior of the service wing, and extending beneath the main house itself, are the structural remnants of a significant nineteenth-century plumbing and heating system. Outside, paired curving flights of five brick steps lead to the second-floor gallery of the wing, which is on grade with the first-floor gallery of the main house. Beyond the rear lawn, brick steps descend the series of terraces which characterize the Dunleith property. At the foot of the second terrace

GPO 921.724



Form 10-300a
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Mississippi	
COUNTY Adams	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
14	SEP 1972

(Number all entries)

7.
is a building containing garages and kennels, with a turreted, hexagonal, 3-tiered columbarium centered on its roof. In the meadow west of the house is a 2-story brick barn with wooden carriage ramp leading to the upper floor and stables located on the ground level. The core of the building is rectangular in shape with square projections at the four corners and a crenellated parapet atop the whole. There are two smaller outbuildings in the same style: a servant's lodge with Tudor gable ends a short distance north of the barn and a greenhouse below the terraces south of the main house. The highest slope of the south terraces is spanned by a broad flight of 15 stucco steps which at top and bottom is flanked by large paneled bases on which rest decorative urns. According to tradition, the steps approached the original Routhlands, which was reputedly built with its facade to the south.

8.

... was struck by lightning and destroyed, in consequence of my wife desiring terra cotta chimney tops placed, which were elevated above the surrounding china trees, and so affording an object for the electric fluid. I rebuilt the house after a plan by Mr. A. J. Downing, carried out by Mr. Crothers, one of the best and ablest mechanics, and which barring accident, will long remain as evidence of his skill and fidelity, for no more substantial house was ever erected...."
(The Daily Democrat [Natchez], January 24, 1886, p. 1, column 6.)

The attribution of the design of Dunleith to Andrew Jackson Downing (1815-1852), foremost mid-nineteenth century American authority on rural and landscape architecture, is otherwise unconfirmed and rather surprising, in view of Downing's influence in discrediting the Greek Revival mode. A direct commission from the Dahlgrens was certainly unlikely, since Downing died three years before their need for building a new home occurred, and there are no designs similar to Dunleith in either of Downing's two books which deal principally with architecture: Cottage Residences (1842) and The Architecture of Country Houses (1850). "Mr. Crothers, one of the best and ablest mechanics," is presumably the John Crothers, master carpenter, listed in the 1860 Adams County census. A resident of Natchez, Crothers was 41 years of age in 1860, having come with his family to Mississippi from his native Maryland prior to 1850. Well-established in his craft (his assets in 1860 included \$6,000 in real estate and a personal estate of \$18,000), Crothers would have been a likely choice for executing a project of the scope of the second Routh-

GPO 821-724



SEE INSTRUCTIONS

8. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known) ca. 1855			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input checked="" type="checkbox"/> Social/Humanitarian	
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Communications	<input type="checkbox"/> Military		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		
STATEMENT OF SIGNIFICANCE			
<p>Dunleith is on the site of an earlier house, Routhlands, which was built probably in the late eighteenth century by Job Routh. One of the largest landholders and planters in the Natchez district, Routh was the son of Jeremiah Routh, a Welsh immigrant who in 1775 was one of the first English-speaking settlers to obtain a land grant in the area - 4,000 acres near the mouth of Coles Creek. The wife of Job Routh was Anne Miller, sister of Christopher Miller, who served as secretary to the Spanish governor in Natchez, Don Manuel Gayoso de Lemos. In 1797, after refusing to cooperate with United States surveyor Andrew Ellicott in locating the boundary line between American and Spanish territory, Governor Gayoso proceeded to strengthen Fort Panmure, of which he was commandant. In retaliation, Lieutenant John McCleary stationed troops on the grounds of Routhlands and raised the American flag. The encampment was shelled by the guns of Fort Panmure prior to the Spanish evacuation in 1798, and in later years cannon balls were plowed up in the fields of Routhlands.</p> <p>The original house was a one-story structure which Job Routh subsequently increased to two stories with columns and upper galleries on two sides. In 1837 "the large house, out-houses and other buildings owned and occupied by the late Job Routh in his lifetime as a family residence, together with fifteen acres of land on which said house and other buildings are situated" passed to Mary M. Routh Ellis, daughter of Job Routh and wife of Thomas G. P. Ellis. The Ellises were the parents of the writer Sarah Anne Ellis Dorsey (1829-1879), who in the year of her death bequeathed her Gulf Coast estate Beauvoir to Jefferson Davis. Mary Routh Ellis' second husband was Charles G. Dahlgren (died 1889), brigadier general in the Army of Mississippi, a member of General Leonidas Polk's staff, and bitter opponent of the war policies of Davis. General Dahlgren was the son of Bernard Ulric Dahlgren, Swedish consul at Philadelphia, and his brother was John Adolphus Bernard Dahlgren (1809-1870), the father of American naval ordnance.</p> <p>On August 17, 1855, according to General Dahlgren, Routhlands</p>			



9. MAJOR BIBLIOGRAPHICAL REFERENCES			
<p>Abstract No. 943; Covering "Dunleith, "Adams County, Mississippi J. N. Carpenter, Lessor. 2 vols. Mr. and Mrs. Nathaniel Leslie Carpenter, Dunleith.</p> <p>Biographical and Historical Memoirs of Mississippi. Chicago: Goodspeed Publishing Company, 1891. Vol. I: "N. L. Carpenter," pp. 513-514; "Gen. Charles G. Dahlgren," pp. 611-612. Vol. II: "The Routh family," pp. 522-523. Cooper, J. Wesley. Ante-bellum Houses of Natchez. Natchez, Mississippi: Southern Historical Publications, Inc., 1970.</p>			
10. GEOGRAPHICAL DATA			
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY		LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES	
CORNER	LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	31° 32' 58"	91° 24' 16"	
NE	31° 33' 00"	91° 23' 54"	
SE	31° 32' 52"	91° 23' 53"	
SW	31° 32' 50"	91° 24' 15"	
APPROXIMATE ACREAGE OF NOMINATED PROPERTY:		39.8 acres	
LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES			
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
<div style="text-align: center;">  </div>			
11. FORM PREPARED BY			
NAME AND TITLE: Dawn Maddox, Architectural Historian			
ORGANIZATION Mississippi Department of Archives and History		DATE May 24, 1972	
STREET AND NUMBER: Post Office Box 571			
CITY OR TOWN: Jackson		STATE Mississippi 39205	
		CODE 28	
12. STATE LIAISON OFFICER CERTIFICATION		NATIONAL REGISTER VERIFICATION	
<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input checked="" type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name <u>R. A. McLemore</u></p> <p>Title <u>Director, Miss. Department of Archives and History</u></p> <p>Date <u>May 24, 1972</u></p>		<p>I hereby certify that this property is included in the National Register.</p> <p><u>Robert W. Wiley</u> Chief, Office of Archeology and Historic Preservation</p> <p>Date <u>9/14/72</u></p> <p>ATTEST: <u>for Bradford</u> Keeper of The National Register</p> <p>Date <u>9/17/72</u></p>	

SEE INSTRUCTIONS



Form 10-300a
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Mississippi
COUNTY	Adams
FOR NPS USE ONLY	
ENTRY NUMBER	14 SEP 1972



(Number all entries)

8.
lands, as the new house continued to be known.

In her will dated January 16, 1858, Mary M. Routh Dahlgren requested that her husband purchase Routhlands (valued at three to four thousand dollars before being rebuilt) from her estate and that the proceeds be distributed to her children. Dahlgren complied, paying \$5,000 for the property, and in 1859 he conveyed it to a wealthy planter, Alfred Vidal Davis, for \$30,000. Davis was a grandson of Don Jose Vidal, last Spanish commandant of the Concord district in Louisiana, across the Mississippi River from Natchez. Mrs. Davis was Sarah Surget, whose brother Frank Surget, II, was master of Clifton, one of the most elaborate antebellum homes in the city, when it was detonated by Federal forces during the Civil War. Mrs. Davis' grandfather was Pierre Surget, French-born West Indian merchant who emigrated to Natchez in 1785 and left large estates at his death 11 years later. The maternal grandfather of Mrs. Davis was Sir William Dunbar (1749-1810) of The Forest, south of Natchez, noted scientist and explorer of the Old Southwest. During the Davises' occupancy of Routhlands, its name was changed to Dunleith and parts of the estate were enclosed by the ornamental iron fence still in place today. A year after the Civil War ended, Alfred Vidal Davis sold the property, including "all furnishings now remaining in the dwelling," to Hiram M. Baldwin for \$33,000. After Baldwin died intestate, Dunleith became the object of lengthy litigations during the 1870s between his widow and executrix, Mary M. Baldwin and his creditors, the banking firm of Britton and Koontz, which eventually took possession. George F. Warner held the property for one year before conveying it in 1880 to Joseph Neibert Carpenter for \$22,000.

Carpenter was the son of Nathaniel Loomis Carpenter (1805-1892), who had come to Natchez in 1833 from Lancaster, New York, with a letter of introduction from Millard Fillmore attesting to his "good reputation and moral character." Nathaniel Loomis Carpenter engaged in a series of commercial enterprises, including building and lumber mills, cotton factoring and ginning, textile manufacturing, and a line of steamers, and in later life lived at Dunleith with his son Joseph. The latter, born in 1846 in Natchez, returned home from the Civil War to join his father in business and eventually served as president of the Natchez Oil Company, the Natchez and Vidalia Packet Company, and the Natchez Cotton Exchange. Joseph Neibert Carpenter and his wife, the former Zipporah Russell of Louisiana, were the parents of two daughters and a son, Nathaniel Leslie (1870-1931), who became head of the cotton brokerage house of Carpenter, Baggot & Co. in New York City, where he resided. In 1909 Nathaniel Leslie Carpenter contributed Carpenter School Number 1 to the city of

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(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
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(Continuation Sheet)

STATE	Mississippi
COUNTY	Adams
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	14 SEP 1972

(Number all entries)

8.
Natchez in memory of his sister Camille Carpenter Henderson, followed by Carpenter School Number 2 in 1913. His sister Agnes, for whom the Agnes Carpenter Library in Natchez and Carpenter Hall at Jefferson College, Washington, Mississippi, were named, inherited Dunleith in 1921 by deed of gift from her parents. After her death the property passed in 1936 to her nephew, Joseph Neibert Carpenter, II. The latter's son, Nathaniel Leslie Carpenter, II, and his wife, the former Alma Kellogg of The Elms in Natchez, are the present owners, their children being the fifth generation of the Carpenter family to live at Dunleith.

In design the house is the acme of the Greek Revival mode, i.e., the temple form carried to its ultimate conclusion in the use of the peripteral or fully surrounding colonnade. The result is more typically Louisiana than Mississippi, and indeed the resemblance to certain Louisiana plantation houses is unmistakable: Greenwood (1830), near St. Francisville; Oak Alley (1836), near Vacherie; and Three Oaks (1840), south of New Orleans. It is not known when the service wing and the various outbuildings on the estate were built; they may be part of the layout of the original Routhlands or date from the time the present house was erected. The wing appears to be a regional type from the early nineteenth century, and one of the outbuildings - the large barn - is as striking an example of the Gothic Revival as the main house is of the Greek. House and dependencies survive as an unusually complete nineteenth-century complex, significant in terms of domestic planning as well as architectural style.



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Form 10-300a
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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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(Continuation Sheet)

STATE Mississippi	
COUNTY Adams	
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(Number all entries)

9.
Pp. 50-53.
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NATIONAL HISTORIC LANDMARK (1974)

National Park Service


National Historic Landmarks

PROGRAM




Quick Links

Dunleith



Dunleith

Gr. NPS Files



Dunleith Interior

NPS Files

Natchez, Mississippi

County of Adams.

National Register Number: 72000684 Resource type: Building.

Property type: Domestic - single dwelling. The threat level was Satisfactory in 2008.

Congressional District: MS-4 Certified Local Government: NO

Statement of Significance (as of designation - December 2, 1974):
Mississippi's only remaining example of a full peripteral colonnaded plantation, Dunleith (c. 1855) represents the splendor of the homes lost in the the lower Mississippi Valley. Its Classical form contains such features as 26 giant Tuscan columns and ornamental iron balustrades enclosing the galleries on the first and second floors.

Condition:
The NHL is in good condition.
Restoring the original 1790's greenhouse.

MISSISSIPPI DEPARTMENT OF ARCHIVES & HISTORY

Architectural Information (for the Charles G. Dahlgren House)

Inventory: 001-NAT-
4007-NHL

Historic Name: Charles G.
Dahlgren House

Common Name: "Dunleith"

Address: 84
Homochitto
Street

City: Natchez **County:** Adams

Construction Date: 1856-
1857

Style(s): Greek
Revival

Stories: 2

Details about Construction, Alterations, and Architect Builders

Original building

<i>Year</i>	<i>Role</i>	<i>Documentation</i>	<i>Name</i>
1856-1857	Builder/Contractor	Documented	Crothers, John

REALTOR & BROKER BIOGRAPHIES

Peter W. Patout

Realtor & Historic Properties Specialist

Talbot Historic Properties, Licensed in Louisiana & Mississippi

Peter W. Patout is a native of south Louisiana and grew up among the sugar cane fields of the Bayou Teche country. He is a historic property specialist, and is a proud long term resident and property owner in the French Quarter of New Orleans, in addition to owning a historic family home in Patoutville, Louisiana. A consummate ambassador for Louisiana, Peter's family have been land and plantation owners for twelve generations in Louisiana and Mississippi. Peter studied architecture for two years and received a business degree from University of Louisiana at Lafayette. He also studied Louisiana Architectural History at Tulane University in New Orleans. The founder and owner of Peter Patout Antiques & Appraisals in New Orleans since 1984, his areas of expertise are Louisiana furniture, fine art, and decorative arts. For about 20 years, Peter has attended the Natchez Antiques Forum and the Historic New Orleans Collection's Forum. Blending his passions for art and architecture, Peter is a founding member and active on the board of the New Orleans Chapter of the Institute of Classical Architecture & Art. As a real estate agent with Talbot Historic Properties, he provides his clients with his expertise and enhances their experience in finding the most beautiful and significant historic homes available.

Past listings



Dunleith Historic Inn, Natchez, Mississippi. c. 1856 Greek Revival Plantation.



Historic Governor Jacques Dupré Plantation House, Jarreau, Pointe Coupée Parish, Louisiana. c. 1790 Creole Plantation.



Peter W. Patout, Realtor
Historic House Specialist
Licensed in Louisiana and Mississippi
cell: (504) 481-4790

Winter 2019

www.PeterPatout.com

Talbot Historic Properties
605 Congress Street, New Orleans, LA 70117
office: (504) 415-9730

Tracy Talbot

Broker Realtor

Talbot Historic Properties, Licensed in Louisiana & Mississippi

Tracy Talbot is from the Bayou Lafourche area not far from Madewood Plantation. Her parents owned the land where Woodlawn Plantation home once stood. While attending Louisiana State University she obtained her Louisiana Real Estate License. Once completing her business degree at LSU Tracy moved west to Colorado. There she worked for a commercial real estate company and opened its residential division. She held a Colorado license at this time. Tracy relocated to San Francisco and got involved in the art business. When returning home to Louisiana she was able to combine art and architecture in her real estate business. "Architecture is art", she always says. She started Talbot Historic Properties in 2001 in the French Quarter, but has extended her market as far as Albania Plantation in St. Mary Parish and Lakeside Plantation in Point Coupee Parish. Tracy's passion is to combine smart business with historic preservation.

Current and past listings



Albania Plantation House in Jeanerette, Louisiana. Constructed c. 1840 for Charles Alexandre Grevemberg.



Lakeside Plantation in Batchelor, Pointe Coupée Parish, Louisiana. Constructed in the 1860s for Charles Stewart.



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PHOTO CREDITS : Peter Patout and the Official Dunleith Historic Inn unless stated otherwise. The information in this booklet, while not guaranteed, is submitted by sources believed to be reliable. December 19, 2019.